



LIQUOR & TOBACCO ADVISORY BOARD
Tuesday, January 15, 2019
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

LTAB Members:

Tom Fabiano
Kim Johnsen
Jennifer Smith
Dan Roszkowski
Craig Sockwell
Maurice Redd

Absent:

Alicia Neubauer

Staff:

Scott Capovilla - Zoning and Land Use Administrator
Jeremy Carter – Traffic Engineer
Samuel Bellone – Administrative Assistant
Lafakeria Vaughn - Assistant City Attorney
Matthew Flores- Assistant City Attorney
Tim Morris – Fire Prevention Coordinator

Others:

Kathy Berg - Court Stenographer
Applicants and Interested Parties

Scott Capovilla explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Liquor & Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party

- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Tuesday, January 22, 2019, at 5:30 PM in City Council Chambers in this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. This information was also presented in written form attached to the agendas and letters sent to adjacent property owners.

The meeting was called to order at 06:50 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the minutes from the December 18, 2018 meeting as written. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 6-0.

018-LTAB-046

Applicant
Ward 14

2542 Stowmarket Avenue

Mohammad M. Zaidan /MZ Group of Illinois Inc.
Sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District

The subject property is located on the northeast corner of Stowmarket and Harrison Avenue. Sam Shatat, a partner of MZ Group of Illinois, was present. The applicants are currently leasing the property from Circle K. The property has been closed since April 2018. The Applicant is trying to obtain a tobacco license prior to opening the business.

Attorney Lafakeria Vaughn asked Mr. Shatat if he had reviewed the conditions in the staff report and if he agreed to the conditions. Mr. Shatat stated that he had reviewed the staff report and agreed to the conditions.

Jennifer Smith asked Staff about the attached email concerning the empty telephone box. Scott Capovilla, responded that the email was received the day the staff report was completed. Therefore, the email was attached to the back of the report. Mr. Shatat stated that he has contacted a contractor to remove the telephone box and restore the area.

Staff Recommendation is for Approval with eleven (11) conditions. No Objectors or Interested parties were present.

A **MOTION** was made by Jennifer Smith to **APPROVE** the Sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District. The Motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meeting all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Tobacco Codes.
3. That the window signage shall not exceed 20% of window area.
4. The sale of tobacco products shall be limited to the interior floor plan as shown on submitted interior floor plan Exhibit E.
5. Daily maintenance of the landscaping area and the adjacent green area next to the residential uses must be free of debris/garbage.

6. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into crack pipes is prohibited.
7. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
8. That the windows shall not be covered with bars or other devices that block the windows.
9. Removal of the non-conforming free-standing sign and submittal of a sign permit for new landmark style sign by May 1, 2019.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinances fines must be paid prior to issuance of the license.

With no further business to report, the meeting was adjourned at 6:57 PM.

Respectfully submitted,
Samuel Bellone, Administrative Assistant
Liquor & Tobacco Advisory Board